



**CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS**

**Regular Meeting Agenda  
Monday, August 12, 2013  
10:00 a.m. City Council Chambers,  
1300 Perdido Street, New Orleans, Louisiana**

**This is a draft agenda.**

**The requested waivers are subject to change prior to the hearing.**

**The deadline for submitting letters of support or objection is the  
Wednesday prior to the meeting, August 7 at 5:00 p.m.**

**A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**

**B. BZA Dockets – Unfinished Business**

**ITEM 1 – Docket Number: 077-13**

<b>Applicant or Agent:</b>	Cityland Properties, LLC	
<b>Property Location:</b>	2301 Canal Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Canal, N. Tonti, Iberville, & N. Miro Sts.	
<b>Zoning District:</b>	RO-1 General Office District	<b>ZBM:</b> C-13
<b>Historic District:</b>	N/A	<b>Planning District:</b> 4
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 303
<b>Proposed Use:</b>	Mixed-Use (Commercial and Multi-Family Residential)	<b>Lot Number:</b> 24 & 25

**Request Citation:** This request is for variances from the provisions of Article 5, Section 5.3.7 (Table 4.I) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a mixed-use building including commercial and residential uses with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

**Requested Waivers:**

**Section 5.3.7 – Minimum Lot Area (Nine Units)<sup>1</sup>**

Required: 9,000 sq. ft.	Proposed: 6,175 sq. ft.	Waiver: 2,825 sq. ft.
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**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 17 Spaces	Proposed: 6 Spaces	Waiver: 11 Spaces
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<sup>1</sup> The Height, Area and Bulk Requirements for residential development in the RO-1 General Office District refer back to Article 4, Section 4.9.7 (Table 4.I).

**ITEM 2 – Docket Number: 107-13**

**Applicant or Agent:** Road Episcopal Housing Jericho  
**Property Location:** 2015 7th Street **Zip:** 70115  
**Bounding Streets:** 7th St Saratoga St 6th St Danneel St  
**Zoning District:** RM-4 Multiple-Family Residential **ZBM:** B-15  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 282  
**Proposed Use:** Two-Family Residence **Lot Number:** D

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum lot area and insufficient off-street parking.

**Requested Waivers:**

**Section 4.12.7 (Table 4.L) – Lot Area**  
Required: 3,500 sq. ft.      Provided: 2,599 sq. ft.      Waiver: 901 sq. ft.  
**Section 15.2.1 (Table 15.A) – Off-Street Parking**  
Required: 2 Spaces      Proposed: 1 Space      Waiver: 1 Space

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**ITEM 3 – Docket Number: 108-13**

**Applicant or Agent:** Road Episcopal Housing Jericho  
**Property Location:** 2041 7th Street **Zip:** 70115  
**Bounding Streets:** 7th St., S. Saratoga St., Sixth St., & Danneel St.  
**Zoning District:** RM-4 Multiple-Family Residential **ZBM:** B-15  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 282  
**Proposed Use:** Two-Family Residence **Lot Number:** 1

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waiver:**

**Section 15.2.1 (Table 15.A) – Off-Street Parking**  
Required: 2 Spaces      Proposed: 1 Space      Waiver: 1 Space

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**ITEM 4 – Docket Number: 109-13**

**Applicant or Agent:** Road Episcopal Housing Jericho  
**Property Location:** 3213 S Saratoga Street **Zip:** 70115  
**Bounding Streets:** S. Saratoga St., Toledano St., Harmony St., & Loyola St.  
**Zoning District:** RM-4 Multiple-Family Residential **ZBM:** B-15  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 308  
**Proposed Use:** Two-Family Residence **Lot Number:** B

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waiver:**

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces                      Proposed: 1 Space                      Waiver: 1 Space

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**ITEM 5 – Docket Number: 114-13**

**Applicant or Agent:** Maria Levitsky  
**Property Location:** 641 Caffin Avenue **Zip:** 70117  
**Bounding Streets:** Caffin Ave., Royal St., Lamanche St., & Chartres St.  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-14  
**Historic District:** Holy Cross Local Historic **Planning District:** 8  
**Existing Use:** Vacant Residence **Square Number:** 113  
**Proposed Use:** Vacant Residence w/Accessory Structure **Lot Number:** D

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an accessory structure with excessive height.

**Requested Waiver:**

**Section 15.5.12(4) – Accessory Structures (Height)**

Permitted: 14'                      Proposed: 25'                      Waiver: 11'

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**ITEM 6 – Docket Number: 119-13**

**Applicant or Agent:** Joan Mitchell Center On Bayou Rd. LLC  
**Property Location:** 2285 Bayou Road **Zip:** 70119  
**Bounding Streets:** Bayou Rd., N. Rocheblave, Columbus, & N. Tonti Sts.  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-13  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 4  
**Existing Use:** Reception Hall **Square Number:** 1191  
**Proposed Use:** Public Space, Artist Community **Lot Number:** B

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.62.b of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a reception hall into a public gathering space for an artists' community with a public gathering space less than ten feet (10') from the public right-of-way and less than one hundred feet (100') from any residentially used property.

**Requested Waivers:**

**Section 11.62.b – Artists' Community - Public Gathering Space (Distance from ROW)**

Required: 10'                      Provided: 0'                      Waiver: 10'

**Section 11.62.b – Artists' Community - Public Gathering Space (Distance from Residential Use)**

Required: 100'                      Provided: 30'                      Waiver: 70'

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**ITEM 7 – Docket Number: 121-13**

<b>Applicant or Agent:</b>	Larry G. Willis, Jr.	
<b>Property Location:</b>	6895 Catina Street	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	Catina, Mouton, Downs, & Wuerpel Sts.	
<b>Zoning District:</b>	LRS-1 Lakeview Single-Family Residential District	<b>ZBM:</b> C-10
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 110
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> Y or PT 3-4

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a carport with an attached accessory building within the required front yard area with insufficient distance from the side lot line, excessive height, and an enclosure along the side lot line (**AFTER THE FACT**).

**Requested Waivers:**

**Section 15.5.12(4) - Accessory Buildings (Carports - Distance from Front Lot Line)**

Required: 40'      Provided: 0'      Waiver: 40'

**Section 15.5.12(4) - Accessory Buildings (Carports – Distance from Side Lot Line)**

Required: 3'      Provided: 2''      Waiver: 2' 10''

**Section 15.5.12(4) - Accessory Buildings (Carports - Height<sup>2</sup>)**

Required: 13'      Provided: 16' 9''      Waiver: 3' 9''

**Section 15.5.12(4) - Accessory Buildings (Carports – Openings Along Side Lot Line)**

Required: Unenclosed      Provided: Enclosed      Waiver: Enclosed

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<sup>2</sup> The measurement provided is from the slab and the scale is not indicated on the provided plan.

**ITEM 8 – Docket Number: 123-13**

<b>Applicant or Agent:</b>	Stanford T. Norwood	
<b>Property Location:</b>	3416 Calhoun Street	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Calhoun St., York St., Versailles Blvd., & McKenna St.	
<b>Zoning District:</b>	RD-2 Two-Family Residential	<b>ZBM:</b> B-13
<b>Historic District:</b>	N/A	<b>Planning District:</b> 3
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 143
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 10-A

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence on a vacant lot with parking between the front façade and the required front yard, and front yard setback in excess of the block face average.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard<sup>3</sup>**

Required: 12’6”      Provided: 38’      Waiver: 25’6”

**Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces      Provided: 1 Space      Waiver: 1 Space

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<sup>3</sup> The minimum depth of front yard requirement references Article 15, Section 15.5.8.5, which requires buildings to be placed within three feet of the average front yard line, if an average can be determined. Although this requirement is mistakenly referred to as a minimum in Section 4.5.7, this is technical error that occurred in the printing of the code and does not supersede the provisions of Section 15.5.8.5 as established by Ord. No. 25122 M.C.S.

**ITEM 9 – Docket Number: 130-13**

<b>Applicant or Agent:</b>	Adam R. and Virginia Wirth	
<b>Property Location:</b>	6034 Pitt Street	<b>Zip:</b> 70118
<b>Bounding Streets:</b>	Pitt, Webster, Prytania, & State Sts.	
<b>Zoning District:</b>	RD-2 Two-Family Residential District	<b>ZBM:</b> A-15
<b>Historic District:</b>	N/A	<b>Planning District:</b> 3
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 49
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 18-A

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit a side yard with insufficient width that would be caused by a proposed subdivision of the property.

**Requested Waiver:**

**Section 4.5.7 (Table 4.E) – Minimum Width of a Side Yard**

Required: 3’	Provided: 2’ 4”	Waiver: 8”
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**C. Director of Safety and Permits Decision Appeals – Unfinished Business**

None

**D. BZA Dockets – New Business**

**ITEM 10 – Docket Number: 134-13**

<b>Applicant or Agent:</b>	Keith Howard	
<b>Property Location:</b>	224 Chartres Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	Chartres St., Bienville St., Decatur St., Iberville St.	
<b>Square Number:</b>	30	<b>Lot:</b> 25
<b>Zoning District:</b>	VCC-2 Vieux Carré Commercial	<b>ZBM:</b> C-14
<b>Historic District:</b>	Vieux Carre Local Historic	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Commercial	
<b>Proposed Use:</b>	Multi-Family Residential	

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.9.7 (Table 8.H) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a vacant commercial building to multi-family residences with insufficient lot area per dwelling unit.

**Requested Waiver:**

**Section 8.9.7 (Table 8.H) – Minimum Lot Area per Dwelling Unit (Seven Family)**

Required: 600 sq. ft.	Provided: 594 sq. ft.	Waiver: 6 sq. ft.
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**ITEM 11 – Docket Number: 135-13**  
**Applicant or Agent:** Angelle L. Thomas  
**Property Location:** 4412 South Tonti Street **Zip:** 70125  
**Bounding Streets:** Napoleon Ave., S. Tonti St., Jena St., & S. Miro St.  
**Square Number:** 769 **Lot:** B  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-15  
**Historic District:** None **Planning District:** 3  
**Existing Use:** Single-Family Residential  
**Proposed Use:** Two-Family Residential

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**  
 This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot width.

**Requested Waiver:**  
**Section 4.6.7 (Table 4.E) – Minimum Lot Width (Two-Family)**  
 Required: 50’                      Provided: 40’                      Waiver: 10’

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**ITEM 12 – Docket Number: 136-13**  
**Applicant or Agent:** Jacqueline Brown  
**Property Location:** 7711 Poitevent Avenue **Zip:** 70127  
**Bounding Streets:** Poitevent Ave., Carter St., Shaw Ave., & Irby St.  
**Square Number:** 43 **Lot:** 6  
**Zoning District:** RS-2 Single-Family Residential **ZBM:** H-10  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:**  
 This request is to permit the elevation of a single-family residence with front yard parking.

**Requested Waiver:**  
**Section 15.2.3 – Parking In Front Yards**  
 Permitted: Not Permitted                      Proposed: 1 Space                      Waiver: 1 Space

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**ITEM 13 – Docket Number: 137-13**  
**Applicant or Agent:** Rodney & Gwendolyn Ferguson  
**Property Location:** 7260 Voyager Court **Zip:** 70129  
**Bounding Streets:** Voyager Ct., Voyager Dr., & Michoud Blvd.  
**Square Number:** 4 **Lot:** 14  
**Zoning District:** RS-2 Single-Family Residential **ZBM:** J-10  
**Historic District:** None **Planning District:** 10  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the elevation of a single-family residence with front yard parking.

**Requested Waiver:**

**Section 15.2.3 – Parking In Front Yards**

Permitted: Not Permitted      Proposed: 1 Space      Waiver: 1 Space

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**ITEM 14 – Docket Number: 138-13**  
**Applicant or Agent:** Darrell Brown  
**Property Location:** 2202 Penistoin Street **Zip:** 70115  
**Bounding Streets:** Peniston St., Loyola St., Gen. Taylor St., & S. Liberty St.  
**Square Number:** 549 **Lots:** 1, 2  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-15  
**Historic District:** None **Planning District:** 2  
**Existing Use:** Two-Family Residence  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.8.4 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of front yard stairs with excessive height above grade and excessive projection into the required front yard.

**Requested Waivers:**

**Section 15.5.8.4 – Stair Height**

Permitted: 5' above grade      Proposed: 12'      Waiver: 7'

**Section 15.5.8.4 – Stair Projection**

Permitted: 6'      Proposed: 14'      Waiver: 8'

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**ITEM 15 – Docket Number: 139-13**  
**Applicant or Agent:** P.F. Developers, LLC  
**Property Location:** 614 Rocheblave Street **Zip:** 70119  
**Bounding Streets:** S. Rocheblave St., Gravier St., Perdido St., & S. Dorgenois St.  
**Square Number:** 558 **Lot:** 17  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-13  
**Historic District:** None **Planning District:** 4  
**Existing Use:** Vacant Lot  
**Proposed Use:** Two-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance

**Request:**

This request is to permit the construction of a two-family residence on a lot with insufficient minimum lot width, and insufficient off-street parking.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)**

Required: 30’                      Provided: 29’11”                      Waiver: 1”

**Section 15.6.7(4) – Special Regulations for One- and Two-Family Dwellings (Off-Street Parking)**

Required: 1 Space                      Proposed: 0 Spaces                      Waiver: 1 Space

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**ITEM 16 – Docket Number: 140-13**  
**Applicant or Agent:** Leroy & Lucy Close  
**Property Location:** 5347 Camp Street **Zip:** 70115  
**Bounding Streets:** Camp St., Jefferson Ave., Leontine St., & Chestnut St.  
**Square Number:** 249 **Lot:** B  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** A-15  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an enclosed porch with insufficient minimum depth of rear yard.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20’                      Proposed: 15’                      Waiver: 5’

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**ITEM 17 – Docket Number: 141-13**  
**Applicant or Agent:** Derek Luke  
**Property Location:** 130 20<sup>th</sup> Street **Zip:** 70124  
**Bounding Streets:** Pontchartrain Blvd., Bellaire Dr., Fleur De Lis Dr., & 18<sup>th</sup> St.  
**Square Number:** 12 **Lot:** 70-A  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-10  
**Historic District:** None **Planning District:** 5  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variances from the provisions of Article 9A, Section 9A.1.8(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with excessive projection of the attached garage beyond the front façade of the residence.

**Requested Waiver:**

**Section 9A.1.8(4) – Special Parking and Driveway Requirements**

Required: 5’                                      Provided: 0’                                      Waiver: 5’

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**ITEM 18 – Docket Number: 142-13**  
**Applicant or Agent:** James B. Borders V  
**Property Location:** 5301 Magnolia Street **Zip:** 70115  
**Bounding Streets:** Magnolia St., Clara St., Valmont St., & Jefferson Ave.  
**Square Number:** 647 **Lot:** H  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-14  
**Historic District:** None **Planning District:** 3  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Two (2) Single-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4 and Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a second main use on a single lot of record with insufficient minimum depth of rear yard.

**Requested Waivers:**

**Section 1.4 – Main Uses**

Permitted: 1 Main Use                                      Proposed: 2 Main Uses                                      Waiver: 1 Main Use

**Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard**

Required: 20’                                      Proposed: 3.8’                                      Waiver: 16.2’

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**ITEM 19 – Docket Number: 143-13**  
**Applicant or Agent:** Tracy Breaux and Manette Millet  
**Property Location:** 5400 York Street **Zip:** 70125  
**Bounding Streets:** York St., Robert St., Octavia St., & S. Rocheblave St.  
**Square Number:** 781 **Lot:** X  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-14  
**Historic District:** None **Planning District:** 3  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an addition to a single-family residence with insufficient minimum depth of rear yard.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard**

Required: 20’                      Proposed: 10’                      Waiver: 10’

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**ITEM 20 – Docket Number: 144-13**  
**Applicant or Agent:** Jane Murdock  
**Property Location:** 928 Euterpe Street **Zip:** 70130  
**Bounding Streets:** Euterpe St., Constance St., Annunciation St., & Race St.  
**Square Number:** 113 **Lot:** 1  
**Zoning District:** RM-2A Multi-Family Residential **ZBM:** B-14  
**Historic District:** Lower Garden Local Historic **Planning District:** 2  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Two (2) Single-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4, and Article 4, Section 4.10.7 (Table 4.J) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a second main use on a single lot of record with insufficient minimum depth of rear yard.

**Requested Waivers:**

**Section 1.4 – Main Uses**

Permitted: 1 Main Use                      Proposed: 2 Main Uses                      Waiver: 1 Main Use

**Section 4.10.7 (Table 4.J) – Minimum Depth of Rear Yard**

Required: 20’                      Proposed: 3’                      Waiver: 17’

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**ITEM 21 – Docket Number: 145-13**  
**Applicant or Agent:** Sylvi Beaumont  
**Property Location:** 4877 Laurel Street **Zip:** 70115  
**Bounding Streets:** Laurel St., Upperline St., Constance St., & Lyons St.  
**Square Number:** 179 **Lot:** 19  
**Zoning District:** RM-2 Multi-Family Residential **ZBM:** B-15  
**Historic District:** None **Planning District:** 3  
**Existing Use:** New Orleans Recreation Department Community Center  
**Proposed Use:** Two (2) Single-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4, and Article 4, Section 4.9.7 (Table 4.I), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a community center into a four-family residence and a single-family residence with two (2) main uses on one lot of record, insufficient minimum lot area per dwelling unit, insufficient minimum lot width, excessive floor area ratio, and insufficient off-street parking.

**Requested Waivers:**

**Section 1.4 – Main Uses**

Permitted: 1 Main Use                      Proposed: 2 Main Uses                      Waiver: 1 Main Use

**Section 4.9.7 (Table 4.I) – Minimum Lot Area per Dwelling Unit (Five Units)**

Required: 5,000 sq. ft.                      Proposed: 3,615 sq. ft.                      Waiver: 1,385 sq. ft.

**Section 4.9.7 (Table 4.I) – Minimum Lot Width (Four-Family+)**

Required: 50’                                      Provided: 40’                                      Waiver: 10’

**Section 4.9.7 (Table 4.I) – Maximum Floor Area Ratio**

Required: 1.0                                      Proposed: 1.2                                      Waiver: .2

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 5 Spaces                              Proposed: 0 Spaces                              Waiver: 5 Spaces

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**ITEM 22 – Docket Number: 146-13**  
**Applicant or Agent:** Green Wing Properties New Orleans, LLC  
**Property Location:** 501 South Bernadotte Street **Zip:** 70119  
**Bounding Streets:** S. Bernadotte St., Baudin St., Julia St., & I-10.  
**Square Number:** 838 **Lot:** None  
**Zoning District:** LI- Light Industrial/ Inner City Urban Corridor  
**Historic District:** None **ZBM:** B-12  
**Existing Use:** Vacant Lot **Planning District:** 4  
**Proposed Use:** Restaurant

**Request Citation:** This request is for variances from the provisions of Article 7, Section 7.3.7 (Table 7.C), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a restaurant with excessive floor area ratio and insufficient off-street parking.

**Requested Waivers:**

**Section 7.3.7 (Table 7.C) – Floor Area Ratio**

Permitted: 1.0 Proposed: 1.9 Waiver: .9

**Section 15.2.1 (Table 15.A) – Off-Street Parkig**

Required: 23 Spaces Proposed: 0 Spaces Waiver: 23 Spaces

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**ITEM 23 – Docket Number: 147-13**  
**Applicant or Agent:** Colin & Katie Cambre  
**Property Location:** 939 Walker Street **Zip:** 70124  
**Bounding Streets:** Walker St., Argonne St., Gen. Haig St., & Robert E. Lee Blvd.  
**Square Number:** 42 **Lots:** 23, 24  
**Zoning District:** LRS-1 Lakeview Single-Family Residential  
**Historic District:** None **ZBM:** C-10  
**Existing Use:** Vacant Lot **Planning District:** 5  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variances from the provisions of Article 15, Section 15.5.8.3 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient width of corner lot side yard.

**Requested Waiver:**

**Section 15.5.8.3 – Front Yards**

Required: 10' Proposed: 6' Waiver: 4'

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**ITEM 24 – Docket Number: 148-13**  
**Applicant or Agent:** Raymond M. Edwards, Sr.  
**Property Location:** 900 Jourdan Avenue **Zip:** 70117  
**Bounding Streets:** Sister St., Burgundy St., N. Rampart St., & Jourdan Ave.  
**Square Number:** 301 **Lot:** A1  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** E-14  
**Historic District:** Holy Cross Local Historic **Planning District:** 8  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient width of corner lot side yard.

**Requested Waiver:**

**Section 4.6.7 (Table 4.F) – Minimum Width Corner Lot Side Yard**

Required: 10’ Proposed: 4’ Waiver: 6’

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**ITEM 25 – Docket Number: 149-13**  
**Applicant or Agent:** Solomon Group Ventures, LLC  
**Property Location:** 819-25 Girod Street **Zip:** 70113  
**Bounding Streets:** Girod St., Baronne St., Lafayette St., & Carondelet St.  
**Square Number:** 113 **Lot:** 1  
**Zoning District:** CBD-7 Central Business **ZBM:** C-14  
**Historic District:** Lafayette Square Local Historic **Planning District:** 2  
**Existing Use:** Warehouse  
**Proposed Use:** Mixed-Use Office/Multi-Family Residential

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.3.2 (Table 15.G), and Article 15, Section 15.2.7(3) (Table 15.C) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a vacant warehouse to mixed-use office/multi-family residential with insufficient off-street loading spaces, and insufficient off-street parking.

**Requested Waivers:**

**Section 15.2.7(3) (Table 15.C) – Off-Street Parking**

Required: 7 Spaces Proposed: 6 Spaces Waiver: 1 Space

**Section 15.3.2 (Table 15.G) – Off-Street Loading**

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

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**ITEM 26 – Docket Number: 150-13**  
**Applicant or Agent:** Allen Bienvenu  
**Property Location:** 5801-03 Melrose Street **Zip:** 70117  
**Bounding Streets:** Melrose St., Alabo St., N. Dorgenois St., & Roffignac St.  
**Square Number:** 1279-B **Lot:** 10  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** F-14  
**Historic District:** N/A **Planning District:** 8  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Residence

**Request Citation: Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient width of corner lot side yard and insufficient minimum depth of rear yard.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Depth of Corner Lot Side Yard**

Required: 10’ Proposed: 4’ Waiver: 6’

**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20’ Proposed: 13’6” Waiver: 6’6”

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**ITEM 27 – Docket Number: 151-13**  
**Applicant or Agent:** Erinee Floyd  
**Property Location:** 7725-27 Maple Street **Zip:** 70118  
**Bounding Streets:** Maple St., Burdette St., Burthe St., & Adams St.  
**Square Number:** 97 **Lot:** B3  
**Zoning District:** B-1 Neighborhood Business **ZBM:** A-14  
**Historic District:** None **Planning District:** 3  
**Existing Use:** Multi-Family Residence  
**Proposed Use:** Single-Family Residence & Multi-Family Residence

**Request Citation: Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4, Article 5, Section 4.8.7 (Table 4.H), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of an accessory structure into a main use with excessive main uses on a lot of record, insufficient minimum depth of rear yard, and insufficient off-street parking.

**Requested Waivers:**

**Section 1.4 – Main Uses**

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

**Section 4.8.7 (Table 4.H) – Minimum Depth of Rear Yard**

Required: 20’ Proposed: 1’ Waiver: 19’

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

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**ITEM 28 – Docket Number: 152-13**  
**Applicant or Agent:** Henry Brown  
**Property Location:** 6901 Olive Street **Zip:** 70125  
**Bounding Streets:** Olive St., Bloomingdale Ct., Audubon St., & Edinburgh St.  
**Square Number:** BDCT **Lot:** A-1  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** B-13  
**Historic District:** None **Planning District:** 4  
**Existing Use:** Commercial Building  
**Proposed Use:** Commercial Building

**Request Citation: Request Citation:** This request is for an extension of a restoration permit as per Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

**Request:**  
This request is for an extension of a restoration permit for the destruction of a non-conforming use.

**Requested Extension:**  
**Section 13.3.2 – Procedures**  
Permitted: 1 Year                      Proposed: 2 Years                      Extension: 1 Year

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**E. Director of Safety and Permits Decision Appeals**

**ITEM 29 – Docket Number: 153-13**  
**Applicant or Agent:** Alisa Wray, Louis and Kimberly Kunimatsu, Lori Wood, Jennifer Brady, and John Kramer  
**Property Location:** 4800-02 Magazine Street **Zip:** 70115  
**Bounding Streets:** Magazine St., Constance St., Bordeaux St., & Lyons St.  
**Square Number:** 198 **Lot:** A  
**Zoning District:** B-2 Neighborhood Business **ZBM:** B-15  
**Historic District:** None **Planning District:** 3  
**Existing Use:** Vacant Commercial  
**Proposed Use:** Restaurant

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**  
This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of building permit 12-34302.

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**ITEM 30 – Docket Number: 154-13**

<b>Applicant or Agent:</b>	Joan Mitchell Center on Bayou Road	
<b>Property Location:</b>	2285 Bayou Road	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.	
<b>Square Number:</b>	1191	<b>Lot:</b> B
<b>Zoning District:</b>	RD-3 Two-Family Residential	<b>ZBM:</b> C-13
<b>Historic District:</b>	Esplanade Ridge Local Historic	<b>Planning District:</b> 4
<b>Existing Use:</b>	Reception Hall	
<b>Proposed Use:</b>	Public Space, Artist Community	

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding Memorandum Z-13-02.

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